

Lindsey Ozbolt

From: Art Hammersberg <ahammersberg@hotmail.com>
Sent: Thursday, November 12, 2015 8:05 PM
To: Lindsey Ozbolt
Subject: Re: BIG CREEK TRAILS PUD



RANCH PROPERTIES, INC

November 12, 2015

Kittitas County Community Development Services
411 N Ruby Suite 2
Ellensburg, WA 98926

Re: BIG CREEK TRAILS PUD (description RZ-15-00001)

We have several concerns about the proposed land use action

- ***Peace and Character of the surrounding neighborhood -***
 - Ranch Properties, owns 72 acres adjacent to the 300 acres of surrounding parcels owned by the applicant. We have operated a dance and campground facility at 651 Lund Lane for over 45 years.
 - We provide income to the local economy through our taxes. Our guests frequently visit Cle Elum, Roslyn, and Easton businesses, restaurants and hotels.

- Our customers come to this area to enjoy the pristine wilderness in a peaceful and relaxing setting.
- The proposed use adversely impacts the enjoyment of this area.
- **Wildlife:** *Animals frequently migrate down the Little Creek Valley. Wildlife that frequents this area include Lynx (endangered), river otter, beavers, owls, turtles, rabbits, turkeys, quail, pheasant, pileated woodpecker, osprey, elk, deer, fox, mink, bears, mountain lion, eagles, and hawks . Would environmental groups favor the destruction of migration routes?*
 - *In addition, Big Creek flows through the surrounding 300 acres that is owned by the developer.*
 - *The Giant Pacific Salamander, a species of interest under the ESA, lives in Big Creek. Where these exist, it can be assumed that the Tailed Frog, another species of interest also exists, according to WDFW surveys on Fowler Creek.*
 - *The dam on Big Creek was recently removed to promote fish spawning.*
 - *The proposed activity would increase ORV travel around and through Big Creek, adversely impacting this eco-system.*
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- Ranch properties runs a seasonal Dance and campground facility. If the bridge over the irrigation canal is being constructed during our business season it could have a major impact on our customers' ability to access the facility.
- If there is a ORV track on the Developers property it would create an excessive amount of noise that would adversely impact the peaceful, relaxing, camping, dancing ,hiking ,farming ,wedding activity's on the surrounding properties.
- An Artesian Well is located on the proposed development's property. This well provides drinking water to surrounding properties. The location of the well is on the power line just below a hill climb. Increased use of this area surrounding the well will increase the risk of contamination to this water supply.
- Our drinking water is from said Artesian well if the new homes pump water from there wells for household and irrigation needs it may lower the water level in the aquifer and threaten our water source.

Sincerely

Art Hammersberg (President Ranch Properties Inc.)